



TOWN OF WEST HARTFORD

RECEIVED

AUG 14 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CTDEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split☒ Special Use Permit☐ Site Plan☐ Lot Line Revisions☐ Subdivision☐ Building LineFile #: 1302-R1-17Date Received: Aug. 14, 2017Street Address of Proposed Application: 991 Farmington Avenue

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: \$350 Surcharge Fee: \$60 Affidavit Fee: \$20Applicant's Interest in Property: ArchitectBrief Description of Proposed Activity: Expanding 52 seat outdoor dining to 80 seat outdoor diningThe undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)Lasalle Road Partners, LLC

Record Owner's Name

20 Aron Meadow Lane

Street

Aron CT 06001

City

State

Zip

Telephone #

Contact Person:

Hilary Donald LARC

Name

91 South Main

Street

West Hartford CT 06107

City

State

Zip

8609224723

Telephone #

hilary@larcarchitects.com

Email Address

Applicant's Name

991 Farmington Ave

Street

West Hartford CT 06107

City

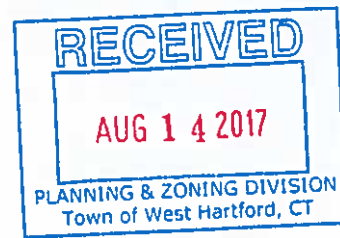
State

Zip

Telephone #

Applicant's Signature

Signature of Owner/Authorized Agent



August 10, 2017

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall Common
50 South Main Street
West Hartford, CT 06107

RE: Application for a Special Use Permit to expand Outdoor Dining at Zohara, 991 Farmington Avenue,
West Hartford, Connecticut 06110

Dear Honorable Members of the Town Plan & Zoning Commission:

Zohara restaurant, at 991 Farmington Avenue, would like to expand its outdoor dining. Located in the former Plimpton's, Zohara is bounded on the east and west by retail stores and by Farmington Avenue on the north and parking on the south. The 118 seat restaurant features Mediterranean cuisine.

SUP Proposal

Zohara proposes:

- To add 80 seats for outdoor dining along the north side of the restaurant in 2 sections:
 - 24 seats on the west; and
 - 56 seats on the east; and
- To add 4 retractable awnings mounted on the north side of the building partially covering the proposed outdoor dining areas and main restaurant entry.

177-37.2.

A. Space definition/ location

1. 991 Farmington Avenue has one of the largest expanses of sidewalk in the town; its depth at Zohara being 28'-4". Since the Property line at Zohara is 20'-0" from the building, there is still 8'-4" of sidewalk beyond the property making even this sidewalk wider than most other sidewalks in the town.

Zohara would like to expand the outdoor dining within its property boundaries facing Farmington Avenue. Since Zohara's main entry door is more or less in the middle of its façade, Zohara proposes two outdoor dining areas, one on each side of the main entry. The western dining area will contain dining for 24 patrons, while the one on the east will serve 56 patrons. The approach to the main entry which lies between these two areas is 15'-0" wide which narrows to 6'-6" on the south side of the existing tree well and 3'-2" on the north side.

To provide comfort and safety in this location for its outdoor diners Zohara proposes to enclose the perimeter of the outdoor dining area with a series of 3'-6" tall by 5'-1" painted wood planters and a series of 2'-10" tall x 6'-2" long wooden banquettes. A brightly colored flowerpot lies between each planter and a small wooden railing nestled behind the flowerpots joins the planters. The banquettes are on the outside of the two short sides, with a decorative diamond-like face and a small metal railing that brings the height to 3'-6".

2. Zohara proposes to add a 4 retractable awnings extending out 8'-0" from the building. These awnings are supported by a retractable aluminum structure that extends back to the main building wall.
3. There are no fire connections to 991 Farmington Avenue, so there are no fire connection obstructions.
4. The 3'-6" railing meets the Liquor Control Board's standards.
5. The outdoor dining area is flush with the existing restaurant interior and the adjacent roadbed. There is, however, a downward pitch to the existing pavers that creates a run-off pattern running from west to east.

B. Operations

1. The outdoor dining area is fully capable of accommodating disabled patrons.
2. The doors to the outdoor dining areas have a self-closing mechanism.
3. Zohara has submitted plans of the proposed outdoor dining areas to the West Hartford – Bloomfield Health District.
 - (a) The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating areas.
 - (b) There will be one (1) outdoor service area.
 - (c) Since there is full table service for the outdoor seating area, all trash is cleared by the wait staff. There are no waste receptacles outside.
 - (d) The existing 4 water closets (2/ women, 1/ men plus a urinal) are sufficient for the 118 seats inside and 52 seats outside (300 seats allowable).

March 31, 2017

The Honorable Members of the Town Plan and Zoning Commission

Page 3

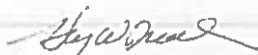
4. Zohara intends to add gas powered heating units for the outdoor dining. These heating units will be natural gas fueled using the propane tanks. A copy of the specifications for the heating units has been forwarded to the West Hartford Fire Marshal. These gas heaters and propane tanks will be stored behind Zohara against the building in a designated storage area.
5. Zohara has 3 stereo speakers on the building under the awning.
6. These speakers will be for music only and will be set to meet the Town requirements of 45db in the evening and 55db in the daytime. Standard conversation level is 60 decibels, with a whisper at 20 decibels.
7. All outdoor dining activities cease at 11:00 PM, which is the closing time for the restaurant. The restaurant does not open until 11:00 AM.
8. Other than service animals, no animals are permitted in the outdoor dining area.
9. Zohara lights each table by means of lighting mounted on the building columns and adds battery powered lamps at each table as needed.

C. Maintenance

1. Zohara understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staff, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. In busy times, a bus person is added to aid in clearing the area. Spills and drops will be cleaned immediately by either the wait staff or the bus boys. There is a wait station just inside the door that will be used to service the outdoor dining area.
2. Presently all trash is cleared by the wait staff. This policy will continue.
3. Zohara will use the existing overhang and new awnings to shade patrons.
4. The tables are made of wood and the chairs are made of wood stained vinyl caned seats and backs as well as painted metal.
5. During the off season, the outdoor furniture will be stored in the basement storage area. This storage area is sufficiently large to accommodate all the outdoor furniture.

Please feel free to call us with any questions you may have.

Sincerely,



Hilary Donald, AIA, Principal

cc Mr. Dorjan Puka, Zohara
Mr. Scott Miller, Zohara
Sheldon Crosby, AIA, L'ARC Architects

L'ARC

91 SOUTH MAIN STREET, WEST HARTFORD, CT 06107

Forwarded on 9.15.17 to: S. Crosby
C. Doran
T. Dumais

Brittany Bermingham

From: Mike Sinsigalli
Sent: Wednesday, September 13, 2017 8:25 AM
To: Brittany Bermingham
Cc: Todd Dumais
Subject: RE: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Brittany,

Review of the submitted drawings for the proposed increase in outdoor dining disclosed no issues.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

From: Brittany Bermingham
Sent: Tuesday, September 12, 2017 3:21 PM
To: Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: FW: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Hi Mike- Can you provide comments for the Zohara restaurant SUP Outdoor Dining application?

Thank you,
Brittany

From: Brittany Bermingham
Sent: Tuesday, August 29, 2017 11:21 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Subject: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Hello,

A Special Use Permit application was submitted to our office and will be going for public hearing next month. It is a revision to the outdoor dining application for Zohara Restaurant at 991 Farmington Avenue. Please see the attached plans and application information and provide us comments no later than **Friday, September 8**.

Thank you,

Brittany A. Bermingham
Planning Technician

Forwarded on 8/31/17 to: S. Crosby.
T. Dumas
C. Doran

Brittany Bermingham

From: Tim Mikloiche
Sent: Wednesday, August 30, 2017 3:06 PM
To: Brittany Bermingham
Subject: FW: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Follow Up Flag: Follow up
Flag Status: Flagged

Brittany,

I had Claude look into this one, below are his comments.

Timothy J. Mikloiche, Building Official

Supervisor of Inspections

Town of West Hartford

Department of Community Development: Building Inspection Division

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

From: Claude Jean
Sent: Wednesday, August 30, 2017 9:29 AM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: 'sheldon@larcarchitects.com' <sheldon@larcarchitects.com>
Subject: RE: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Tim,
I have reviewed the proposed design drwg. SUP-0.0 R3 to expand the dining area to include space for 80 outside diners. The design meets the requirements of the Building Code with the exception that 2 means of egress are required from the outside dining space due to an occupancy greater than 50 persons. Also, a clear path of egress needs to be maintained to the public way from the interior of the restaurant.

J. Jean

From: Tim Mikloiche
Sent: Tuesday, August 29, 2017 12:58 PM
To: Claude Jean <Claude.Jean@WestHartfordCT.gov>
Subject: FW: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Claude,

Please review this and let me know if you think we have any potential issues. Thanks

Timothy J. Mikloiche, Building Official

Supervisor of Inspections

Town of West Hartford

Department of Community Development: Building Inspection Division

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

Forwarded on 8.31.17 to: J. Crosby
T. Dumais
C. Doran



MEMORANDUM

TO: Todd Dumais, Town Planner
FROM: ^{DJM} Duane J. Martin, P.E., Town Engineer
RE: 991 Farmington Avenue, Special Use Permit Application No. 1302-R1-17
DATE: August 31, 2017

The Engineering Division reviewed the Special Use Permit Application No. 1302-R1-17 dated received on August 14, 2017 for 991 Farmington Avenue (Zohara Restaurant) for outdoor dining expansion and has no comments. We find the application acceptable.

Forwarded on 8.30.17 to: S. Corby
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Wednesday, August 30, 2017 1:40 PM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Krauss
Subject: 991 Farmington Ave., SUP 2017 New.doc, Zohara Restaurant (OUTDOOR DINING - REVISION)

Cathy,

The SUP proposal to add 80 seats for outdoor dining at the Zohara Restaurant has been reviewed and has been found to be acceptable as presented in the narrative and accompanying plans. It is our understanding that the sound system proposed for this location will be used in conformity with the town noise ordinance.

Bob Proctor, RS
WHBHD
8-30-17

Forwarded on Aug 29 to: S. Crosby,
T. Dumas
C. Doran

Brittany Bermingham

From: Tracey Gove
Sent: Tuesday, August 29, 2017 12:39 PM
To: Brittany Bermingham
Subject: RE: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

No issues on the PD end of things.

From: Brittany Bermingham
Sent: Tuesday, August 29, 2017 11:21 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
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Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on 8-29-17 to: S. Crosby
T. Pomeroy
C. Doran

Brittany Bermingham

From: Brian Pudlik
Sent: Tuesday, August 29, 2017 2:45 PM
To: Brittany Bermingham
Subject: RE: Staff Comments Needed for Zohara Rest. Outdoor Dining (Revision)

Brittany,

It appears that the revisions being made are to address zoning concerns that were raised regarding the fact that the existing outdoor dining area was out of compliance with the originally approved plans. On this basis, this revision is acceptable and there are no additional concerns at this time.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

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Sent: Tuesday, August 29, 2017 11:21 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
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Thank you,

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Town of West Hartford
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brittany.bermingham@westhartfordct.gov